Karen Johnson Davidson County
Batch# 820347 DEEDWARR
03/11/2022 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220311-0028709

23045
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Protos Tile & Stone, LLC

Send Tax Bills to:
New Owner

3501 Robin Rd Nashville TN 37204

Map/Parcel: 11905012300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Firouzeh Reshad, a married woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Protos Tile & Stone, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 397 on the Plan of Grandview Heights of record in Plat Book 161, pages 14 and 15 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Firouzeh Reshad by Warranty Deed from Anthony Fisher, a single man, dated July 30, 2018, and filed on August 1, 2018, at Instrument No. 20180801-0075130, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on recorded plats; and any and all restrictions, easements and zoning regulations which may be applicable.

This is unimproved property known as: 2605 Grandview Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Firouzeh Reshad

Firouzeh Reshad

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Firouzeh Reshad, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $525,000.00

Firouzeh Reshad
Affiant

Sworn to and subscribed before me, this 25th day of February, 2022.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/25/2022 (date of document).

Affiant Signature
Date 2/25/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 25 day of February 2022

Notary's Signature
MY COMMISSION EXPIRES 12/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY